180.0	0008	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	620,300 / 620,300
					USE VALUE:	620,300 / 620,300
					ASSESSED:	620,300 / 620,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		GOLDEN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	IMPOSIMATO MARION / LIFE ESTAT
Owner 2:	
Owner 3:	
Street 1:	6 GOLDEN AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	IMPOSIMATO MARION -
Owner 2:	-
Street 1:	6 GOLDEN AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,260 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Vinyl Exterior and 1200 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6260.000	194,800		425,500	620,300
Total Card	0.144	194,800		425,500	620,300
Total Parcel	0.144	194,800		425,500	620,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 516.92 | /Parcel: 516.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 122450

GIS Ref

GIS Ref

Insp Date 05/15/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 180.0-0008-0004.0

!14175!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	194,800	0	6,260.	425,500	620,300	620,300	Year End Roll	12/18/2019
2019	101	FV	180,600	0	6,260.	425,500	606,100	606,100	Year End Roll	1/3/2019
2018	101	FV	180,600	3500	6,260.	358,600	542,700	542,700	Year End Roll	12/20/2017
2017	101	FV	180,600	3500	6,260.	328,200	512,300	512,300	Year End Roll	1/3/2017
2016	101	FV	180,600	3500	6,260.	279,600	463,700	463,700	Year End	1/4/2016
2015	101	FV	169,500	3500	6,260.	243,100	416,100	416,100	Year End Roll	12/11/2014
2014	101	FV	169,500	3500	6,260.	224,900	397,900	397,900	Year End Roll	12/16/2013
2013	101	FV	169,500	3500	6,260.	213,900	386,900	386,900		12/13/2012

PRINT

Date	Time
12/11/20	04:02:50

LAST REV

Date	Time
04/14/20	14:03:49

mmcmakin

14175

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IMPOSIMATO MARI	1555-194	1	3/10/2020	Convenience	1	No	No		
KENNEDY MARY J	1239-194		7/18/2001		323,000	No	No		
	936-49		7/1/1980		65,000	No	No		Y

USER DEFINED

Prior Id # 1:	122450
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/9/2018	1466	Det. Gar	11,500	C				
6/5/2018	744	Demo gar	4,700	C				
10/31/2011	1387	Re-Roof	5,090					
4/25/2003	295	New Wind	2,000					
2/27/2002	107	New Wind	1,360	C				2 VINYL REPLACEMEN

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2018	Permit Visit	DGM	D Mann
5/15/2018	MEAS&NOTICE	BS	Barbara S
11/6/2008	Measured	345	PATRIOT
10/29/2001	MLS	MM	Mary M
3/8/2000	Inspected	264	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6260		Sq. Ft.	Site		0	70.	0.97	7									425,462						425,500	

Total AC/HA: 0.14371 | Total SF/SM: 6260 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 425,462 | Spl Credit | Total: 425,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	70950
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	282345
Depreciation:	87527
Depreciated Total:	194818

COMMENTS

OF=SINK IN BMT, HST HAS 2 ROOMS, 1 NOT HEATED.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

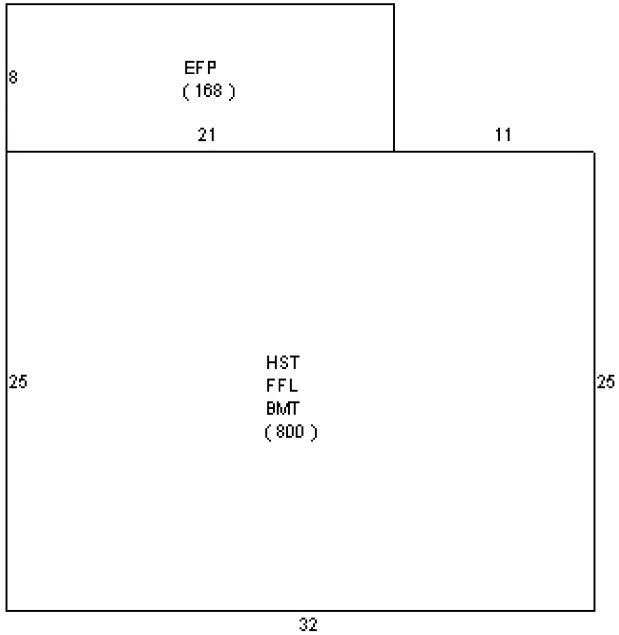
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	89.85
Final Total:	194800	Val/Su SzAd	162.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	800	42.520	34,017
FFL	First Floor	800	141.740	113,389
HST	Half Story	400	141.740	56,694
EFP	Enclos Porch	168	43.430	7,296
	Net Sketched Area:	2,168	Total:	211,396
Size Ad	1200	Gross Are	2568	FinArea 1200

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

180.0-0008-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X7	A	AV	2003	0.00	T	12.8	101						

More: N	Total Yard Items:		Total Special Featues:		Total: